

**MINUTES OF A REGULAR PLEASANT VIEW CITY
PLANNING COMMISSION MEETING HELD
December 4th, 2025 at 6:00 P.M.
[Planning Commission \(youtube.com\)](https://www.youtube.com/watch?v=...)**

MEMBERS PRESENT

Andy Nef
John Morris
Dean Stokes
Chad Kotter
Julie Farr
Jeff Bolingbroke
Manya Speelman

EXCUSED

Sean Wilkinson
David Gossner

STAFF PRESENT

Andrea Steiniger, City Administrator
Tammy Eveson, Planner I
Janitza Osuna, Planner Tech

VISITORS

Daniel Harris
Jay Gibbons
James Keller
Justin Stuart
Ian Summerill

MINUTES PREPARED BY:

Janitza Osuna (with AI Assistance)

MINUTES APPROVED:

1) CALL TO ORDER

- a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought. (Commissioner Andy Nef)
- b. Declaration of Conflicts of Interest. *NONE DECLARED*

2) ADMINISTRATIVE ITEMS

- a. ***Vacation of Public Utility Easement: Consideration to vacate a public utility easement at 1327 W Fallow Way, within the Deer Crest Subdivision (Phase 4) – Public Hearing (Presenter: Tammy Eveson)***

Staff reported that the builders had coordinated with the City Engineer, Dana, to determine the most effective approach for constructing the retaining walls. The builders successfully obtained all required utility releases, noting that this process can often be complex. With all necessary approvals secured, including those from Public Works, staff recommended approval of the request to vacate the easement.

A question was raised regarding a related item in the same area and whether it would be presented concurrently or delayed pending additional paperwork. Staff clarified that the related item remains in process and has no bearing on the current agenda item. It was further noted that approval for the related matter had been granted contingent upon receipt and recording of final documentation.

PETITIONER – Justin Stuart

Justin Stuart, owner of Northern Builders, addressed the Commission as the petitioner. He stated that his company had been hired by Jay Gibbons and Marilyn Gibbons to construct the home. He noted that they had worked closely with City staff, including Tammy and the City Engineer, Dana, as well as Tyler of Beacon Inspections.

Mr. Stuart indicated that all required materials had been presented and that the remaining step was Commission approval to allow the project to be completed. He noted that the request was straightforward and similar to previous cases considered by the Commission.

MOTION

MOTION TO **APPROVE** BY COMMISSIONER **STOKES**

MOTION **SECONDED** BY COMMISSIONER **BOLINGBROKE**

VOTE: **UNANIMOUS**

CONDITIONS: N/A

b. Site Plan Amendment: Consideration of a Site Plan Amendment for an existing business for the addition of a storage facility on the property located at 2847 N Parkland Blvd. (Presenter: Tammy Eveson)

Staff reported receipt of an application for a site plan amendment for Purple Sky Winery to allow for the addition of a storage building intended for wine storage.

During review by the Development Review Committee (DRC) and staff, it was determined that several items required clarification and that certain materials necessary for a complete review had not been submitted. Staff communicated these deficiencies to the applicant. Although staff indicated the item might need to be removed from the agenda, the applicant expressed a preference to keep it on the agenda for consideration.

Due to the incomplete nature of the application, staff recommended that the item be tabled until all required information is provided and a full review can be completed.

James Keller, serving as the general contractor for the project associated with Purple Sky Winery, addressed the Commission regarding the pending site plan amendment. He acknowledged that key items—specifically a utility plan and drainage plan—were missing from the application and identified as necessary for a complete review.

Mr. Keller explained that the applicant's intent in keeping the item on the agenda was to seek preliminary feedback or conditional approval prior to incurring the expense of completing full civil engineering plans. He noted that in previous projects, significant resources had been invested in engineering and planning efforts that ultimately could not proceed, and expressed a desire to avoid similar costs without some level of assurance from the Commission.

Commission members discussed the request and clarified that the Commission does not grant preliminary approvals; any approval issued would constitute final approval of the site plan. It was emphasized that the Development Review Committee (DRC) process exists to

provide early guidance on feasibility and to identify requirements prior to formal Commission review. Staff and Commission members noted that applicants are encouraged to work through the DRC to ensure all requirements are met before seeking final approval.

MOTION

MOTION TO **TABLE** BY COMMISSIONER **KOTTER**
MOTION **SECONDED** BY COMMISSIONER **STOKES**
VOTE: **UNANIMOUS**
CONDITIONS: N/A

3) LEGISLATIVE

- a. **Rezone: Consideration of a rezone for approximately 1.03 acres of land located at 615 Fox Meadow Drive, from CP-1 (Planned Commercial) to CP-2 (Planned Commercial). (Presenter: Tammy Eveson)**

PETITIONER – Dan Harris

The applicant, Dan, introduced himself and explained that the rezoning request is the first and necessary step toward developing a small animal veterinary clinic on the site. He noted that the current CP1 zoning does not permit veterinary clinics, which is why the request to rezone to CP2 is being made. He outlined the overall development plan, explaining that after rezoning, the project would proceed through the conditional use permit process, site plan review, and a subdivision and lot combination process to unify the parcels into a single, functional lot.

Dan further explained that a tenant has already been secured with a long-term lease, reinforcing the intent to develop a veterinary clinic rather than hold the property for speculative use. A conceptual site plan has been prepared and demonstrates that the project can meet parking, setback, and other development requirements. He clarified that the clinic would serve small animals only, such as dogs and cats, and would not include boarding or cremation services. Overnight stays would be limited to short-term observation following procedures.

PUBLIC HEARING

Motion to *OPEN* Public Hearing by *Commissioner Bolingbroke*
Motion *Seconded* by *Commissioner Morris*

NO PUBLIC COMMENTS

Motion to *CLOSE* Public Hearing by *Commissioner Farr*
Motion *Seconded* by *Commissioner Speelman*

During commission discussion, members expressed general support for the proposal, noting that maintaining commercial use at the intersection aligns with long-standing planning goals. Commissioners appreciated the effort to combine parcels and improve the overall appearance and function of the corner. Some concerns were raised about ensuring compatibility with nearby residential properties, particularly regarding lighting and long-term use flexibility under CP2 zoning. However, the secured tenant and long-term lease helped alleviate concerns about potential future changes in use.

MOTION

MOTION TO APPROVE BY COMMISSIONER BOLINGBROKE

MOTION SECONDED BY COMMISSIONER STOKES

VOTE: UNANIMOUS

CONDITIONS: N/A

4) ADJOURNMENT

The Chair reminded the Commission that the next meeting is scheduled for January 8 and asked members to keep that date on their calendars, noting that a reminder would likely be sent out. It was also mentioned that the proposed meeting schedule for the remainder of the year would be presented at that January meeting.

Staff then informed the Commission that a vacancy will need to be filled due to a commissioner being elected to the City Council. Commissioners were encouraged to submit recommendations for potential candidates to the mayor for consideration

Additional clarification was provided regarding the appointment process, noting that the mayor makes a recommendation and the City Council gives final approval. Commissioners briefly discussed timing for filling the vacancy, suggesting early in the year as a likely timeframe.

The meeting was adjourned with no further items discussed.